

OPENING

Mayor Lisonbee brought the meeting to order at 6:00 p.m. welcoming all in attendance and led the Pledge of Allegiance.

PRESENT

Mayor Marty Lisonbee
Councilmember Debbie Kopp
Councilmember Denny Bass

Town Recorder Michelle Kinney

OTHERS IN ATTENDANCE

Commissioner Prentice
Commissioner Kuehne
Finance Director Ben Billingsley
Code Enforcer Rich Ososki
Mosquito Abatement Margie Ososki
Fire Chief Dave Zolg
Water Board Chairman Harold Merritt

EXCUSED

Councilmember Paul Edwardsen
Councilmember Michael McLaughlin

CONFLICT OF INTEREST DECLARATIONS

MAYOR'S TOWN UPDATE

Mayor Lisonbee sent a letter to UDOT requesting a speed limit change on Highway 59 and a double yellow line through the Bubbling Wells area.

The town has plans to put culverts in the washout area on Apple Valley way.

Ombudsman's office has been asked to give training to the Town Council and Planning Commission about Land Use development and what the State Law requirements are. This meeting will be open to the public.

The Main street survey had great response. Mayor Lisonbee is interested in trying to guide growth for the community on Main Street.

Mayor Lisonbee discusses some of the zoning mandates the legislature looked at during the legislative session.

Mayor addresses Lea Atwood and she shares her concerns about septic on these smaller lots.

1. SETUP PUBLIC MEETING FOR MARCH 28TH TO DISCUSS MAIN STREET

TIMESTAMP: 18:35

Mayor mentions that there will be a meeting on March 28th and 6:00pm about the Main Street Survey.

2. GOOSEBERRY MESA LANDSCAPE HOTEL PRESENTATION

TIMESTAMP: 20:00

Rich Despain shares his presentation for Gooseberry Mesa Landscape hotel. During this presentation Mr. Despain shares his desire to preserve the planet by limiting use of plastics. He discusses the need for creative solutions to reduce the use of Petro products. He mentions that Aquaponics is one of the creative solution methods they will use to grow food for the Gooseberry Mesa Lodge. He speaks about the septic system tubes they will use and discusses the desire to conserve more open space. This is one reason they moved from one room units to 3 room units. The rooms will have a bed, kitchenette, and bathroom.

Mayor Lisonbee would like to move public comments to this point on the agenda.

MOTION:	Mayor Lisonbee motions to move public comments at this point	
SECOND:	Councilmember Kopp	
VOTE:	Councilmember Kopp -	Aye
	Councilmember Denny Bass-	Aye
	Mayor Lisonbee –	Aye

The vote was unanimous and the motion carried.

MOTION:	Mayor Lisonbee motions to open public comment between items 2 and 3.	
SECOND:	Councilmember Kopp	
VOTE:	Councilmember Kopp -	Aye
	Councilmember Denny Bass-	Aye
	Mayor Lisonbee –	Aye

The vote was unanimous and the motion carried.

Are these going to be vacation rentals?

This hotel will have about 120 rooms.

They mention they will be building a 130,000 gallon water tank to tie into this development.

Tony Pryatel shares his concern about the safety of the people on the lower portion of

Foothill and his feeling that this is an unstable hillside and he is concerned about the digging that will be required on this hill for the water lines.

Janet Prentice mentions that the units have been moved farther from the wall and have decreased the number of units. Rich Despain mentions that Geotechnical engineering will be coming to assess the area and tell us where they will be able to dig.

Janet Prentice asks if all of the construction drawings will need to be brought back.

Amber Hoover (representing her parents Lea and Dan Atwood) mentions that this type of project sounds progressive and much better than a Marriott. She would love to see information about water and sewer system impacts to the community.

Margie Ososki discusses the original plan having 1 unit per structure but now having 3 units per structure. She asks if they have the same number of units or if they have added more units now with the same number of structures. They respond that they have the same number of units as they originally planned with fewer structures. She shares her concern about trash problems.

Richard Fischer- shares that he is not concerned about the trenching because they have ways of doing this today that will not require a lot of trenching.

Forrest Kuehne asks where the water tanks will be. Rich Despain mentions they will add a 3rd tank that will be added next to the other two.

Richard Fischer mentions his concern about adding small tanks and suggests investing in a larger 2 ½ million gallon tank.

Pam Quayle shares her concern about traffic traveling through the Gooseberry subdivision. She doesn't want any traffic except for emergency traffic.

The main entrance will be through Main Street and construction vehicles will access through Main Street. Fire chief explains that everyone will need access to the emergency gate to get out of the area.

Rich Ososki mentions he doesn't want ATV's or people climbing up the hillside. He asks what will be the charge for these units. Rich Despain mentions they will not allow ATV's or dirt bikes at the resort. He mentions they want to protect the silhouette of the landscape and also preserve the night sky.

Margie Ososki asks about the outside bar and eating areas. Rich mentions that nightly rent will be 300-400 per night. In order to do this they will need to have food amenities and a pool.

Margie Ososki asks why this has not gone back to the planning commission with all the changes they made.

Attorney Shawn Guzman mentions that the planning commission made recommendations and made changes to the plans according to what the planning commission felt was needed. The developer has made changes to the plan as was recommended by the Planning Commission and the town. The Town council is the legislative body and is the body that actually gives approval.

Forrest Kuhene believes that the PD ordinance mentions this should go back to the PC. Town Attorney Guzman disagrees with this but would be willing to discuss it further after the meeting.

Amber Atwood asks if there be another public hearing before approval. Mayor Lisonbee

mentions that the planning commission has already forwarded this project to the town council for approval and has held a public hearing. Anything additional will still need to be approved by the town council.

Ed Finkenberg mentions that on November 5th the street in front of his home was damaged to put in his water meter. He is wondering when this will be addressed and repaired.

Forrest Kuehne asks when this was originally zoned it was 60 acres now it is 69. The Gooseberry Representatives mention that it has always been 69 acres and includes easements for utilities and roads.

Chief asks if fire access is in the agreement. Chief discusses ownership on the cul-de-sac on the map. He asks if they could make a road to the main access though this area. They mentions that is not owned by this developer and is owned by the LDS church.

Denny Bass motions to table the agreement until they get an updated one for review.

Amber Atwood would like to respond to the survey. She points out that in Jackson Wyoming they have some really great things for moderate income housing and suggest that we look at that as a model.

Rich Kopp mentions that he feels like this has gone “full circle” with the recycling.

Forrest Kuehne would like to see this go back through planning commission and another public hearing be held.

Richard Fischer would like to have the agreement printed tonight so we can get this done. Mayor Lisonbee responds that he would like to have this posted in time for people to make comments and read it in advance.

MOTION:	Mayor Lisonbee motions to close public comment	
SECOND:	Councilmember Bass	
VOTE:	Councilmember Kopp -	Aye
	Councilmember Denny Bass-	Aye
	Mayor Lisonbee –	Aye

The vote was unanimous and the motion carried.

3. GOOSEBERRY MESA LANDSCAPE HOTEL DEVELOPER AGREEMENT

MOTION:	Mayor Lisonbee motions to table items 3, 4, 5, 6, 7, and 8 for the next meeting	
SECOND:	Councilmember Bass	
VOTE:	Councilmember Kopp -	Aye
	Councilmember McLaughlin –	Aye
	Councilmember Edwardsen –	Aye
	Councilmember Denny Bass-	Aye
	Mayor Lisonbee –	Aye

The vote was unanimous and the motion carried.

**4. BUILDING PERMIT PROCESS, STREAMLINE AND UPGRADE
TABLED**

**5. RFP FOR MINER PIPELINE
TABLED**

**6. MOUNT ZION DRIVE STORM DRAINAGE IMPROVEMENT
TABLED**

**7. IMPACT FEE STUDY REVISED
TABLED**

**8. CONSENT CALENDAR FOR FEBRUARY
TIMESTAMP: 1:28**

MOTION:	Councilmember Mayor Lisonbee motions to accept the consent calendar as presented by Ben	
SECOND:	Councilmember Bass	
VOTE:	Councilmember Kopp -	Aye
	Councilmember Bass-	Aye
	Mayor Lisonbee –	Aye

The vote was unanimous and the motion carried.

REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS

Events Committee- Tish Lisonbee/Debbie Kopp- April 20th will be the Easter egg hunt. Chips, drink, and hotdog for a \$1.50.

Planning Commission- Cynthia Browning/Michael McLaughlin- They will discuss Jepson Canyon at the next meeting.

Fire Department- Chief- Burn season is open and will end around May 30th. The date for the chili cook-off is April 27th. With the fire assistance grant the Chief would like to get a wood chipper for fire mitigation. Hurricane SSD has involved the fire department in a few trainings. This will help our firefighters get EMT training for no or low cost. CPR cards have been emailed, check your spam if you haven't seen it. Chief met with the new CWPP advisor (Community Wildfire Preparedness Plan). The fire Chief will be asking individuals to be involved in and on a council for fire mitigation. This will be coordinating fire efforts in the community and helping with CERT. Chief wanted to thank Richard for his help on Apple Valley Dr. for fire access.

Margie Ososki- asks if residents are supposed to be filling out forms for mitigation.
Chief will get this out soon.

Big Plains Water and Sewer SSD- Harold Merritt- The water samples were sent out for state evaluation and that is ongoing.


ADJOURNMENT

MOTION:	The Mayor motions to adjourn	
SECOND:	Councilmember Kopp	
VOTE:	Councilmember Kopp -	Aye
	Councilmember Bass-	Aye
	Mayor Lisonbee –	Aye

The vote was unanimous and the motion carried.

Meeting adjourned at p.m.

Date approved: 5-15-19



Marty Lisonbee, Mayor

ATTEST BY: 

Michelle Kinney, Recorder